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Cutting Drive, Limes Park, Basingstoke

Guide price £500,000

BELVOIR!



Key Features

- > Detached modern townhouse
- > Three main bedrooms
- > Could be used as a five bedroom home if required
- > Fantastic living space including sitting room and TV room
- > Lovely kitchen/diner
- > Utility room
- > Tenure: Freehold
- > EPC rating C



PROPERTY:

A modern and very well presented detached townhouse with spacious accommodation in the region of 1750 sq ft, set exclusively in a quiet position close to amenities within the popular Limes development on the northern edge of the town.

ACCOMMODATION:

On entry to the property at the front, you proceed into a welcoming entrance hallway which has a ground floor WC and provides access to dining room/occasional bedroom with front aspect. To the rear of the hallway, a door accesses the fantastic kitchen/dining room with quality units, worksurfaces and appliances as well as a large area for dining. There is a door from here providing access to the utility room which in turn links to the integral garage and rear garden via a door.



Stairs from the hallway provide access to the first floor which has a small landing and then double doors to the magnificent sitting room with bay window to the front and then access to the TV room/occasional bedroom via doors which also has a door to the landing. Additional rooms on this floor include a bathroom and study. Stairs rise from the first floor to a landing which has access to all three bedrooms. The main bedroom has an en-suite shower room and a family bathroom with additional shower cubicle serves the other bedrooms.

OUTSIDE:

Externally, the property is accessed from the front via a driveway with an area of lawn. Parking on the driveway is available for a couple of vehicles in front of the attached integral garage. The rear garden is mainly laid to lawn with a small patio terrace.

LOCATION:

Limes Park is located to the north of Basingstoke town centre where there is a wide range of shopping and leisure facilities together with a primary school and the hospital. The town centre is easily accessible with both the bus and rail stations within a couple of miles. Rail services provide fast links to London Waterloo in approximately 50 minutes by train from the station. The M3 motorway provides fast convenient links to London and the south coast and is accessible within a few miles.

LOCAL AUTHORITY: Basingstoke & Deane

COUNCIL TAX: Band E

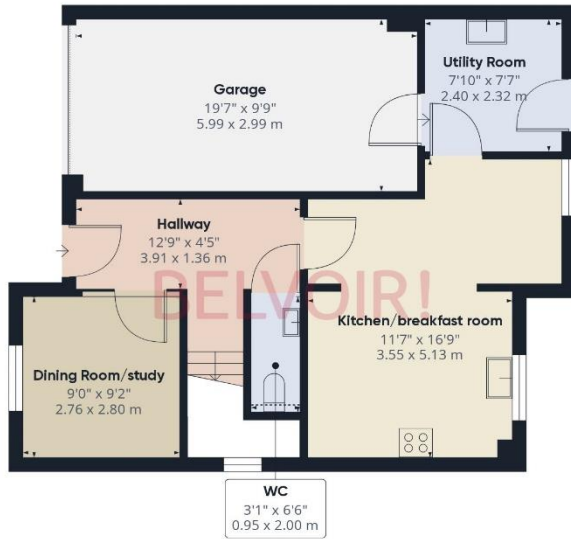
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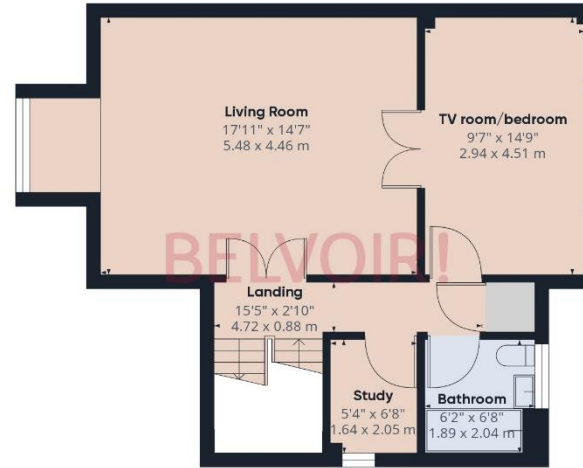




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1746.54 ft²

162.26 m²

Reduced headroom

27.45 ft²

0.24 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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